

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

26 Hillcrest Road, Nerrina Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$555,000 & \$565,000

Median sale price

Median price \$803,000

Property Type House

Suburb Nerrina

Period - From 01/01/2025

to 31/12/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	167 Scott Pde BALLARAT EAST 3350	\$610,000	07/02/2026
2	318 Peel St.N BLACK HILL 3350	\$545,000	27/01/2026
3	121 Humffray St.N BALLARAT EAST 3350	\$540,000	10/11/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

11/02/2026 15:11

Lisa Horvat

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Indicative Selling Price

\$555,000 - \$565,000

Median House Price

Year ending December 2025: \$803,000



3 1 1

Property Type: House

Land Size: 690 sqm approx

Agent Comments

Comparable Properties



167 Scott Pde BALLARAT EAST 3350 (REI)

Agent Comments

3 1 4

Price: \$610,000

Method: Auction Sale

Date: 07/02/2026

Property Type: House (Res)

Land Size: 770 sqm approx



318 Peel St.N BLACK HILL 3350 (REI)

Agent Comments

3 1 1

Price: \$545,000

Method: Private Sale

Date: 27/01/2026

Rooms: 5

Property Type: House & Land Package



121 Humffray St.N BALLARAT EAST 3350 (REI/VG)

Agent Comments

3 1 -

Price: \$540,000

Method: Private Sale

Date: 10/11/2025

Property Type: House

Land Size: 547 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408